

60.533 Type III Phase III Hearing Process: The following procedure shall be followed in processing all applications required to go through Phase III of the Type III review procedure:

- 1) The zoning administrator, after accepting an application for a development permit (requiring review through a Type III Hearing process) and finding that it is complete, shall, within three (3) days, transmit one copy of the application to all referral agencies. The referral agencies shall have eight (8) days in which to comment; if no response is received, the referral agency shall be presumed to have no objection.
- 2) The zoning administrator shall within sixteen (16) days of receipt of the application schedule a review of the application before the Commission.

The zoning administrator shall prepare a report of his findings and those of the referral agencies and submit his report to the Commission prior to the scheduled review.

- 3) Following the review, the Commission shall file a report summarizing the findings of the review and recommending either approval, approval with conditions, or denial of the application, with the City Council, within ten (10) days. The zoning administrator shall also transmit a copy of his report along with the hearing report to the Council.
- 4) The Council shall within 20 days of receipt of the Commission decision hold a public hearing on the proposal pursuant to section [60.600](#). The Council shall make a decision on the application by either approving, approving with conditions or denying the application by resolution upon majority vote of members present at the time the public hearing was held.
- 5) Following final action in the Phase III hearing process, the zoning administrator shall dispose of the permit in the manner provided for in Paragraph 60.507.